

INITIALS _____

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Emerick R. Bakaysa, Chair
Joanna L. Bilotta-Simeone, Vice-Chair
Thomas W. Bodkin, Jr., Clk.
Robert J. Saiia, Mbr.
Nathan J. Lockwood, Mbr.
Marion M. Benson, Planning Director



Tel: (978) 582-4147, ext 5
Fax: (978) 582-4353
960 Massachusetts Avenue
Lunenburg, MA 01462

Minutes
August 27, 2012

Meeting Posted: Yes

Place: Ritter Memorial Building, 960 Massachusetts Avenue, Lunenburg, MA 01462

Time: 6:30 PM

Present: Emerick R. Bakaysa, Joanna L. Bilotta-Simeone, Thomas W. Bodkin Jr., Robert J. Saiia, Nathan J. Lockwood

Absent: Marion M. Benson, Planning Director

6:30 PM- INFORMATION MEETING, Dippin' Donuts, 457 Massachusetts Avenue- See separate minutes.

APPROVAL- Minutes: Motion to approve minutes of July 23, 2012, EPG Public Hearing Continuation of July 23, 2012, and minutes of July 30, 2012, Ms. Bilotta-Simeone, Second, Mr. Bodkin Jr., minutes signed.

NOTICES & COMMUNICATIONS:

Noted Special Town meeting date of September 25, 2012. There are presently two articles; one to approve net metering and one for a PILOT Agreement. Warrant closes September 4th.

Noted Town Counsel correspondence with State Attorney General requesting approval of Article 17, Solar Energy Systems.

COMMITTEE REPORTS:

MJTC- No report

MRPC- Meeting scheduled for August 28th.

School Reconfiguration Committee- Project managers being interviewed.

PLANNING DIRECTOR'S REPORT/NEW BUSINESS:

DEVELOPMENT STATUS REPORTS:

Asian Imperial, 5 Electric Avenue- Update notes work progressing. August 18th report noted next step would be arrival and placement of roof trusses. Mr. Bakaysa noted that is currently in process.

Emerald Place at Lake Whalom, 10 Lakefront Avenue- Update notes work continues on Villas 40-54, Great Pond Road. Ms. Bilotta-Simeone had concern as to there being no separation of porch between the two units that share a villa.

MEETING SCHEDULE:

September 10th- MASS PV1 Public Hearing following by Board Meeting, Town Hall

September 17th- Master Planning Workshop, Ritter Memorial Building

September 24th- Board Meeting, Ritter Memorial Building

MEMBER ISSUES: There was discussion regarding the continuity of land use planning matters in the Director's absence. Mr. Bakaysa noted Draft Agreement prepared by Glenn Eaton, Executive Director, MRPC, for Planning Board technical assistance to ensure the Board is meeting all regulatory requirements. Ms. Bilotta-Simeone was concerned with the cost entailed by this, and felt training and support should be provided to current staff.

APPOINTMENT: MASS PV1, LLC, Chase Road- The Applicant was represented by Attorney Scott Fenton, Bowditch & Dewey. As a result of the new solar bylaw passed at May 2012 Town Meeting, the Applicant has downsized its project nearly fifty (50%) percent from 6 Megawatts (MW) to 3.1 MW (approximately 10,000 panels). The Applicant states the following: That the proposed layout meets or exceeds setback and buffer requirements on all sides. The entire site is impacted by an overhead utility easement. The Revised Site Plan Rendering (on file in the Planning Office), shows an Area A, B, and C. Area A is located within a residential district and meets the requirements of the revised bylaw. Area B is within a residential district and is not being constructed at this time. Area C is within a commercial district and meets the requirements of the revised bylaw. The utility building will be located on Area C. Panels are three (3) feet off the ground, and nine (9) feet high. The inverters will be encased for noise and weather. Applicant will have to appear before the Conservation Commission. Site will be remotely monitored by infrared cameras. Site maintenance will be low grasses. Applicant complies with stormwater guidelines. Mr. Bakaysa requested a colored rendering of the landscape plan for the September 10th Public Hearing. Height of proposed evergreens at planting is 6-7 feet.

Mr. Whalen, New West Townsend Road, was concerned that panels would be visible from his house due to slope of land.

ADJOURNMENT: Motion, Mr. Bodkin Jr., Second, Mr. Saiia, adjourned 7:58 PM.